

MANASOTA AND SANDPIPER KEY ADVISORY/ARC
(aka ARC) COMMITTEE MEETING MINUTES
JANUARY 21, 2015
(DRAFT)

CALL TO ORDER: Vice Chairperson Joe Jenkins called the meeting to order at 9 AM.

ATTENDANCE: Five ARC Committee members in attendance represented a quorum:

Joe Jenkins	Vice Chairperson
Craig Lindblad	Secretary
Jerry Tumanic	Committee Member
Jack Landis	Committee Member
B. J. Galberaith	Committee Member

Board Members ^{excused} absent:

Andrea Barber	Chairperson
Francis Dumont	Committee Member

Also present from the County:

Buddy Braselton,	DRC coordinator and Charlotte County liaison to the Advisory/ARC Committee
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APPROVAL OF PREVIOUS MEETING MINUTES:

Vice Chairperson, Joe Jenkins recommended the ARC Committee Meeting Minutes from the December 17, 2014 meeting be approved as submitted. Committee member, B. J. Galbreraith recommended two changes to the Meeting Minutes. These changes were included in the Minutes.

Motion #1 - Committee member, Jack Landis moved the January 7, 2015 ARC Committee Meeting Minutes be approved as amended. Motion seconded by Committee member, B. J. Galbreraith.

Vote #1 - Unanimous approval.

ADVISORY/ARC APPLICATIONS FOR REVIEW:

Application #1

1850 North Beach Road requesting preliminary approval to remodel the interior of an existing residence. Add a dormer window in the roof facing seaward. No other changes to the envelop or footprint of the building.

Project representatives in attendance:

Rick Halvorson	Builder
Tommy Brock	Property Owner

Recommended action: Approve as submitted.

Motion #2 - Committee member, B.J. Galbreraith moved the 1850 North Beach Road project be approved as submitted. Motion seconded by Committee member, Jerry Tumanic

Vote #2 - Unanimous approval.

Application #2

1820 North Beach Road requesting preliminary approval to remove a poly-pebble slab, extend the driveway-area and erect a garage on old slab location adjacent to the house. Garage matches colors and architectural design of the house. An adequate perimeter landscape strip (aka PLS) will be maintained.

Project representative in attendance:

Rick Halvorson Builder

Recommended action: approve as submitted.

Motion #3 - Committee member, B.J. Galberaith moved the 1820 North Beach Road project be approved as submitted. Motion seconded by Committee member, Jack Landis.

Vote #3 - Unanimous approval.

Application #3

5086 North Beach Road requesting preliminary approval to locate a pool equipment pad outside the (PLS).

Project representative in attendance: none

Recommended action: Approve as submitted.

Motion #4 - Committee member, B.J. Galberaith moved the 1820 North Beach Road project be approved as submitted. Motion seconded by Committee member, Jerry Tumanic.

Vote #4 - Unanimous approval.

Application #4

2779 North Beach Road requesting preliminary approval to build a seawall and extend a dock with two covered boat lifts into adjacent canal.

Project representative in attendance: Perry Lawrence – contractor/agent

Discussion: Proposed project does not conform to existing plat restrictions. Therefore, ARC recommended applicant apply for and receive a variance from the County before returning to ARC for review.

Recommended action: Deny as submitted.

Motion #5 - Committee member, B.J. Galberaith moved the 2779 North Beach Road project application be denied. Motion seconded by Committee member, Jack Landis.

Vote #5 - Unanimous approval.

Application #5

2690 North Beach Road "WAVES" requesting preliminary approval for construction of a 5-unit multi-family building on site (per updated plans submitted)

Project representative in attendance: Mary E. Sprague – Project Engineer

ARC Committee discussion:

- 1 – Pool equipment is within the building footprint.
- 2 – Construction driveway is temporary and will be replaced with approved permeable material in final phase.
- 3 – No rampart on top of building to shield the elevator shaft (aka top structural element) from the line-of-sight at ground level. However, the project engineer (in attendance) pointed out the location of the elevator shaft was located so as to be shielded from view.
- 4 – Garage door location was reviewed.
- 6 – Location of building front entrance and street numbering was reviewed.
- 7 – Attorney Rob Berntsson (not in attendance) recommended the ARC Committee defer to the State Department of Environmental Protection's (aka DEP) interpretation of the Uniform Line of Construction as it applies to this project. DEP has more extensive computer resources to draw upon to assist in their decision-making process than the County has available.

Recommended Action: Approve as re-submitted subject to State DEP approval of building setbacks from the Uniform Line of Construction.

Motion #6 - Committee member, B.J Galberaith moved the 2690 North Beach Road "WAVES" project be approved as re-submitted subject to DEP approval of building setbacks from the Uniform Line of Construction. Motion seconded by Committee member, Jerry Tumanic

Vote #6 - Vote for approval: Joe Jenkins; BJ Galberaith; Jerry Tumanic; Craig Lindblad
Vote to deny: Jack Landis who feels the project should conform to Overlay Code provisions without exception.
Recommended action is approved by a majority of Committee members.

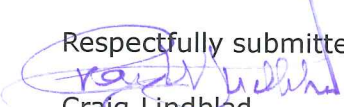
OLD BUSINESS: none to report

NEW BUSINESS: none to report

CITIZEN'S COMMENTS: Olwyn Simpson, residing at 2710 North Beach Road, #3, commented she had not received notification from DEP that a building permit was pending for the "WAVES" project. She requested more time be given to citizens living adjacent to the proposed project to hear their input before giving approval.

ADJOURNMENT: There being no further business before the ARC Committee, Vice Chairperson, Joe Jenkins adjourned the meeting at 10:24 AM. Next meeting is scheduled for 9 AM Wednesday, February 4, 2015 at the Englewood Beach Villas Clubhouse on Beach Road.

Respectfully submitted,


Craig Lindblad
Secretary

Joe Jenkins
Vice Chairperson

 2-4-2015